



Mercado Village

1-GP-2024 & 1-ZN-2024

City Council
December 4, 2024

Coordinator: Jeff Barnes



Context Aerial

1-GP-2024 & 1-ZN-2024

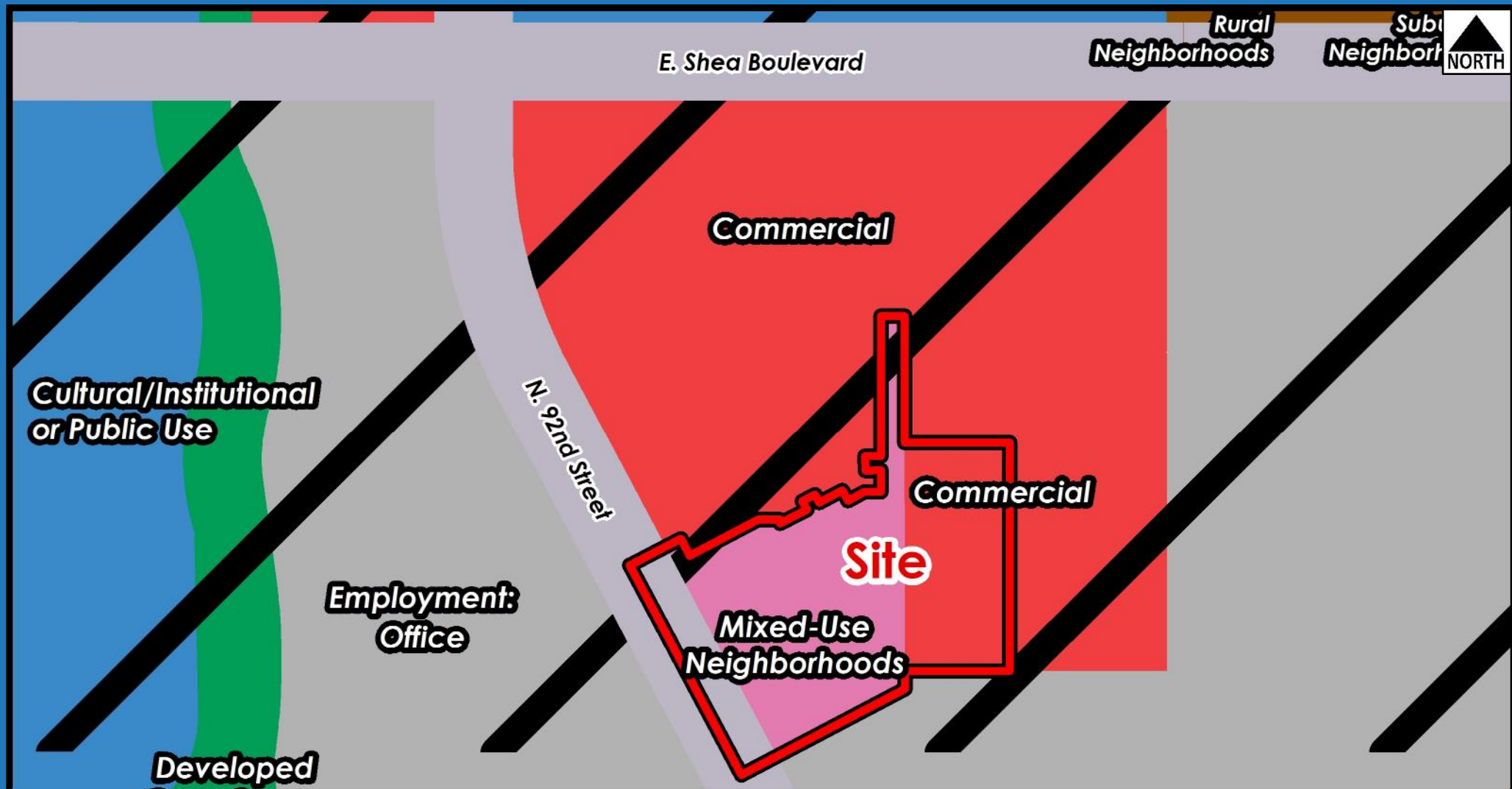


Detail Aerial

1-GP-2024 & 1-ZN-2024

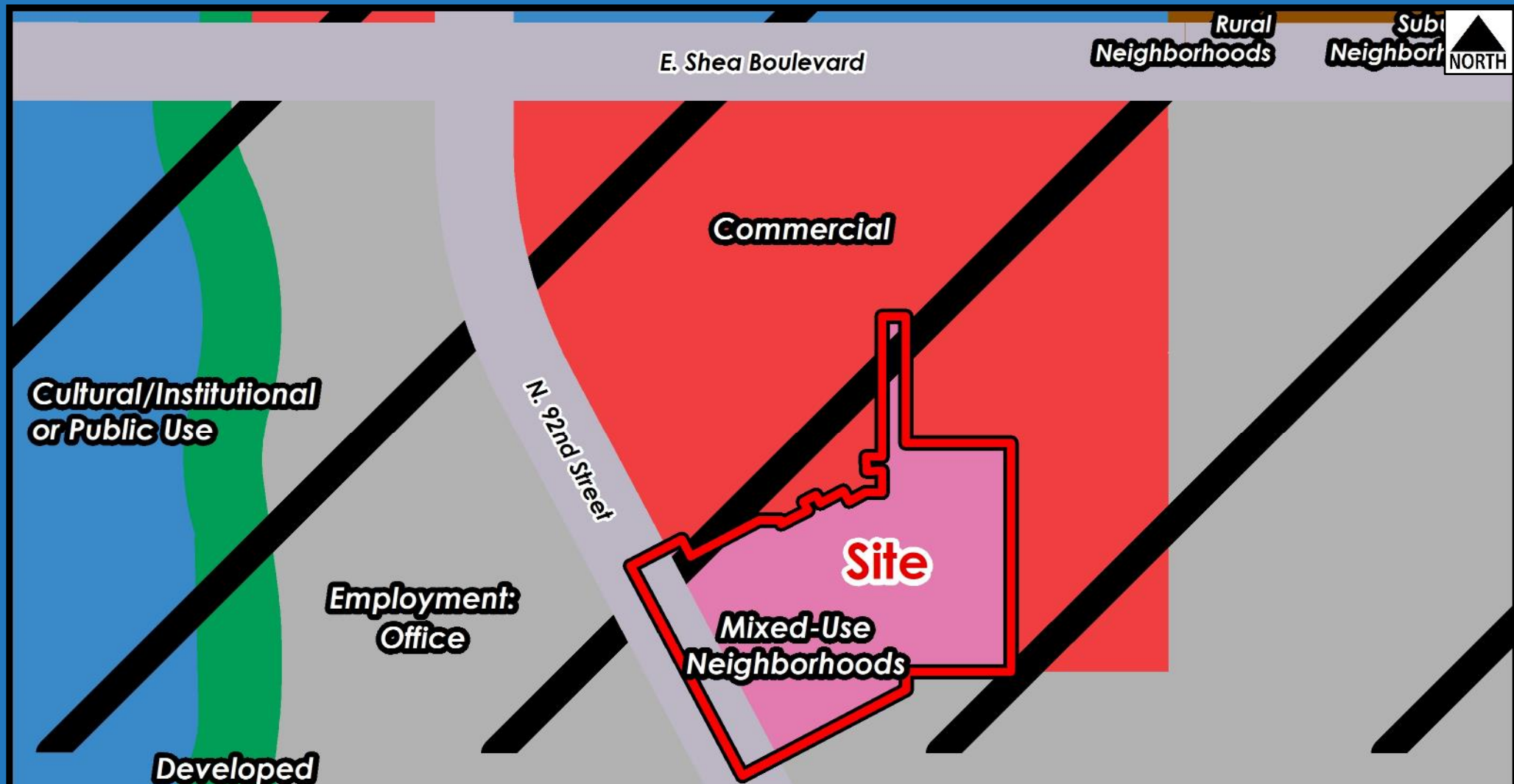
Action Requested

1. Adopt Resolution No. 13243 approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 Future Land Use Map from Commercial to Mixed-Use Neighborhoods on +/-2-acres of a +/-6.64-acre site.
2. Adopt Ordinance No. 4648 approving a zoning district map amendment from Commercial Office Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) zoning on +/-2-acres of the overall +/-6.64-acre site with a Development Plan on the entire +/-6.64-acres of the overall site for a mixed-use development, including ~~255~~ **235** multi-family units and +/-13,142 square feet of co-work and live-work area.
3. Adopt Resolution No. 13244 declaring the document titled “Mercado Village Development Plan” to be a public record.



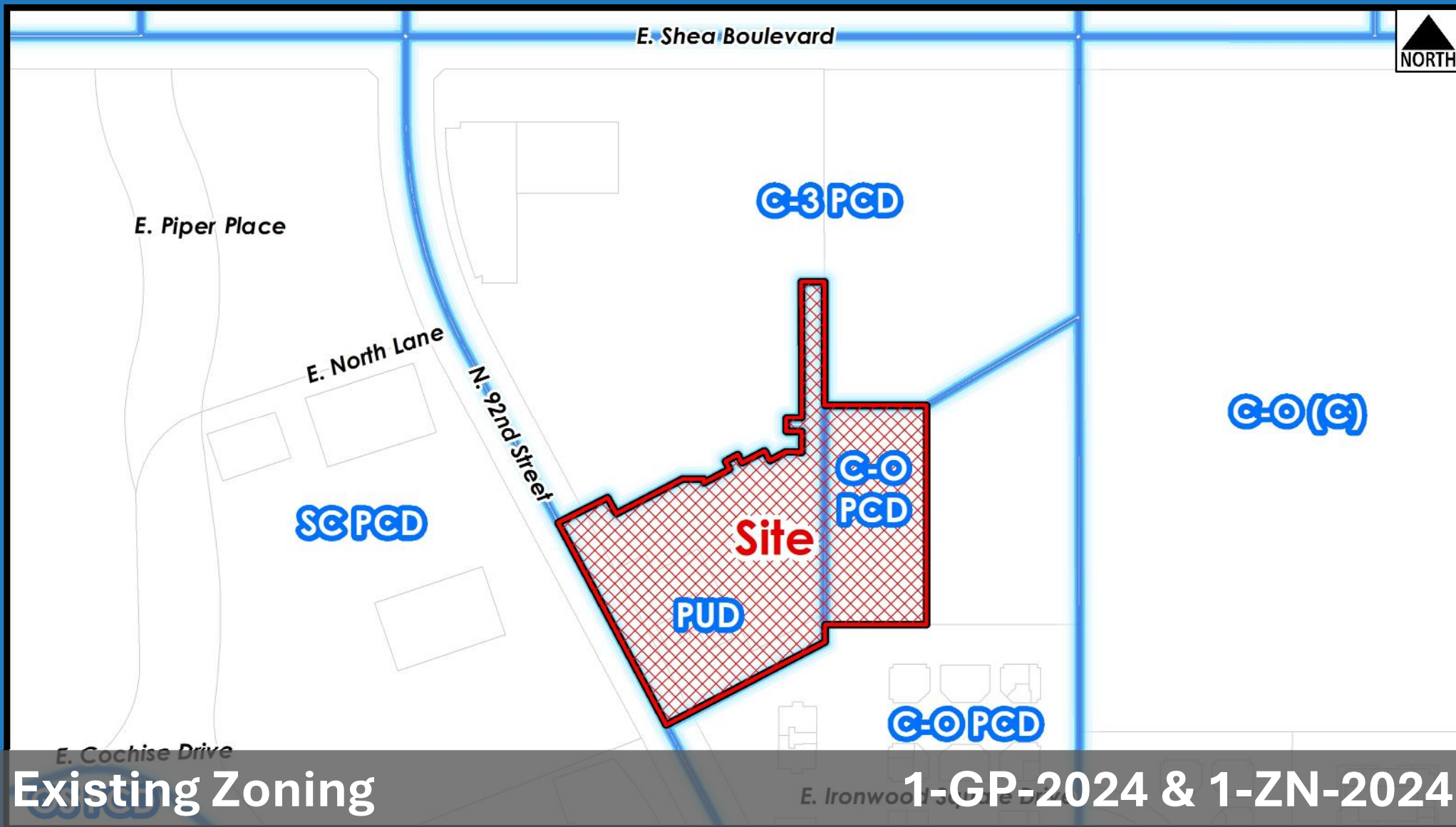
Existing General Plan 2035 Future Land Use Map

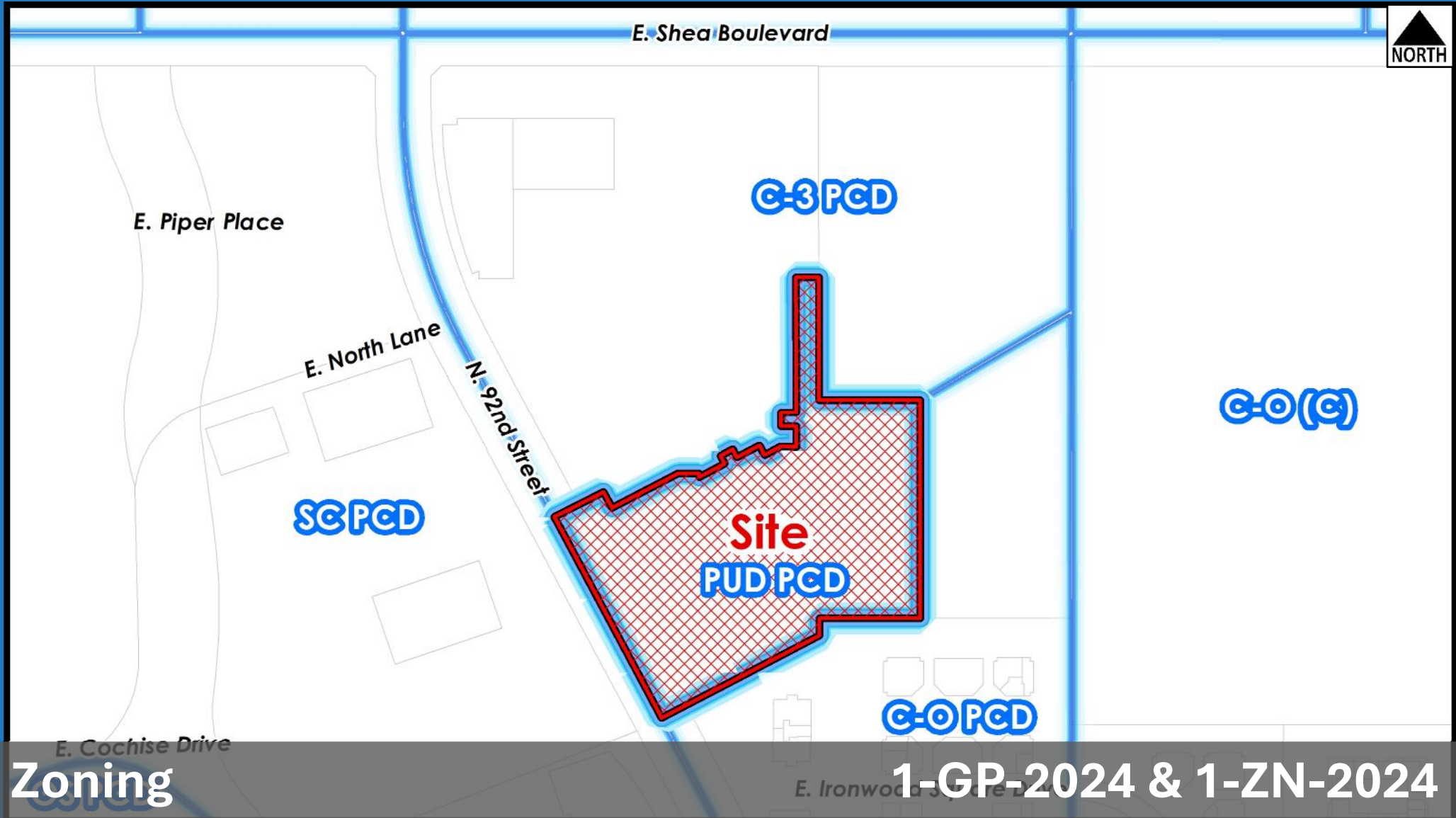
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General Plan 2035 Future Land Use Map

1-GP-2024 & 1-ZN-2024







Shea Character Area

1-GP-2024 & 1-ZN-2024

PCD Findings:

As part of the approval or modified approval of an application for a Planned Community District, the Planning Commission and the City Council must find that:

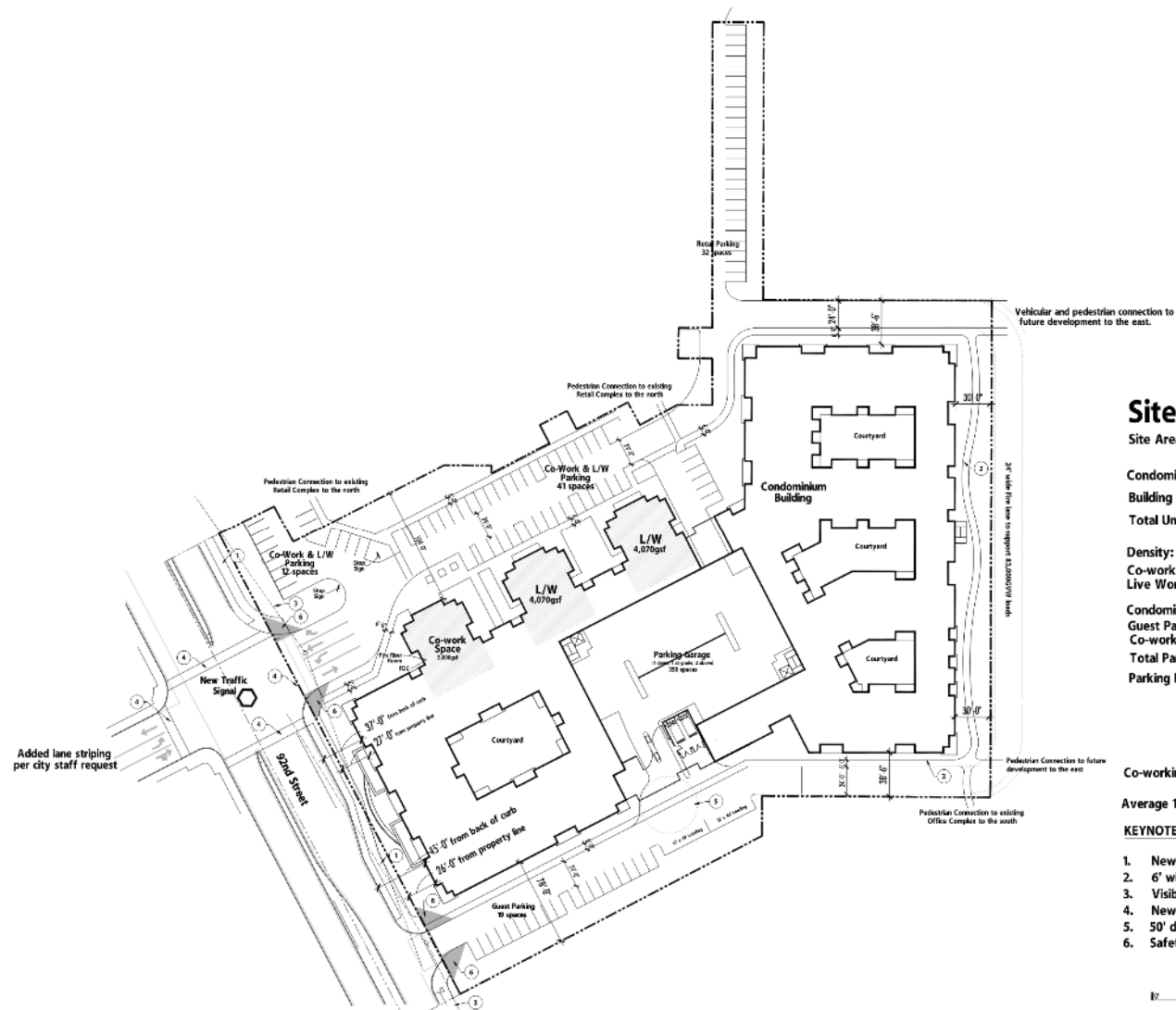
- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
 3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.



PUD Findings:

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.
- b. The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
- d. There are adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
 - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.
 - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.



Site Plan

Site Area:	6.64 acres gross (289,152sf) 6.08 acres net (264,725sf)
Condominium Area:	229,150sf for-sale area
Building Height:	48'-0" (3 Stories+Roof Amenity)
Total Units:	235 units (8 L/W; 145 1-bdrm; 82 2-bdrm.) (975sf average)
Density:	35.39 units / gross acre
Co-work Space:	5,000gsf
Live Work:	8,140gsf
Condominium Parking Required:	339 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	40 spaces (1 space / 6 units)
Co-work Required:	17 spaces (1.0/300sf)
Total Parking Required:	396 spaces
Parking Provided:	350 parking garage spaces 53 surface spaces (Co-work & L/W) 19 surface spaces (Guest) 32 surface spaces (Retail) 454 spaces total

Co-working/Live-work at 1st Floor:

Average 1st Floor Building Setback along 92nd Street is 29'-0"

KEYNOTES

1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30" max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal
5. 50' diameter Guest Turn-Around
6. Safety Triangle Easement per DSPM 5-3.123



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MERCADO VILLAGE- Scottsdale, Arizona

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North Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
30'-0" T.O. Low Parapet
(28'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7.000
Golden Point average width = 17' x 45.50'

East Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
30'-0" T.O. Low Parapet
(28'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7.000
Golden Point average width = 17' x 45.50'

South Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
30'-0" T.O. Low Parapet
(28'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7.000
Golden Point average width = 17' x 45.50'

West Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
30'-0" T.O. Low Parapet
(28'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7.000
Golden Point average width = 17' x 45.50'

92nd Street Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
30'-0" T.O. Low Parapet
(28'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7.000
Golden Point average width = 17' x 45.50'

Building Elevations / Elevations Worksheet

0' 10' 20' 30' 40'

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20157- 3-20-24

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Aerial View from Southwest

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Aerial View from Northwest

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Aerial View from Northeast

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Pedestrian and Vehicular Circulation

The development will have numerous opportunities for pedestrian connectivity to existing retail, restaurant and office venues adjacent to the property.

The project will provide a new signalized crossing at 92 Street and Cochise Drive to provide access from the site to the Honor Health Medical Campus and greenbelt system.

There will be approximately 25.8% of open space located throughout the property in courtyards and pedestrian-oriented locations.

Pedestrian Circulation: —
Vehicular Circulation: —

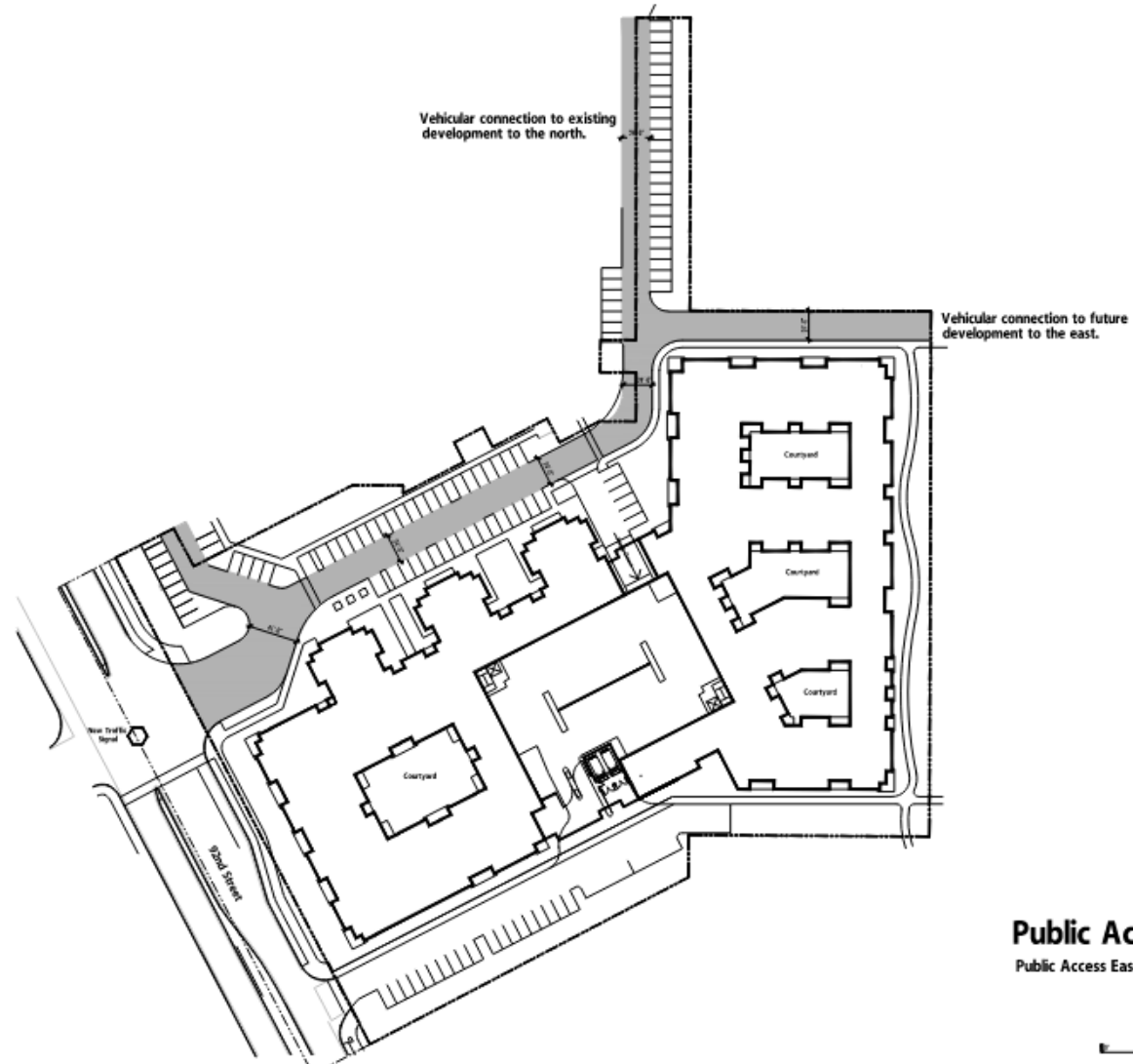


20157- 5-7-24



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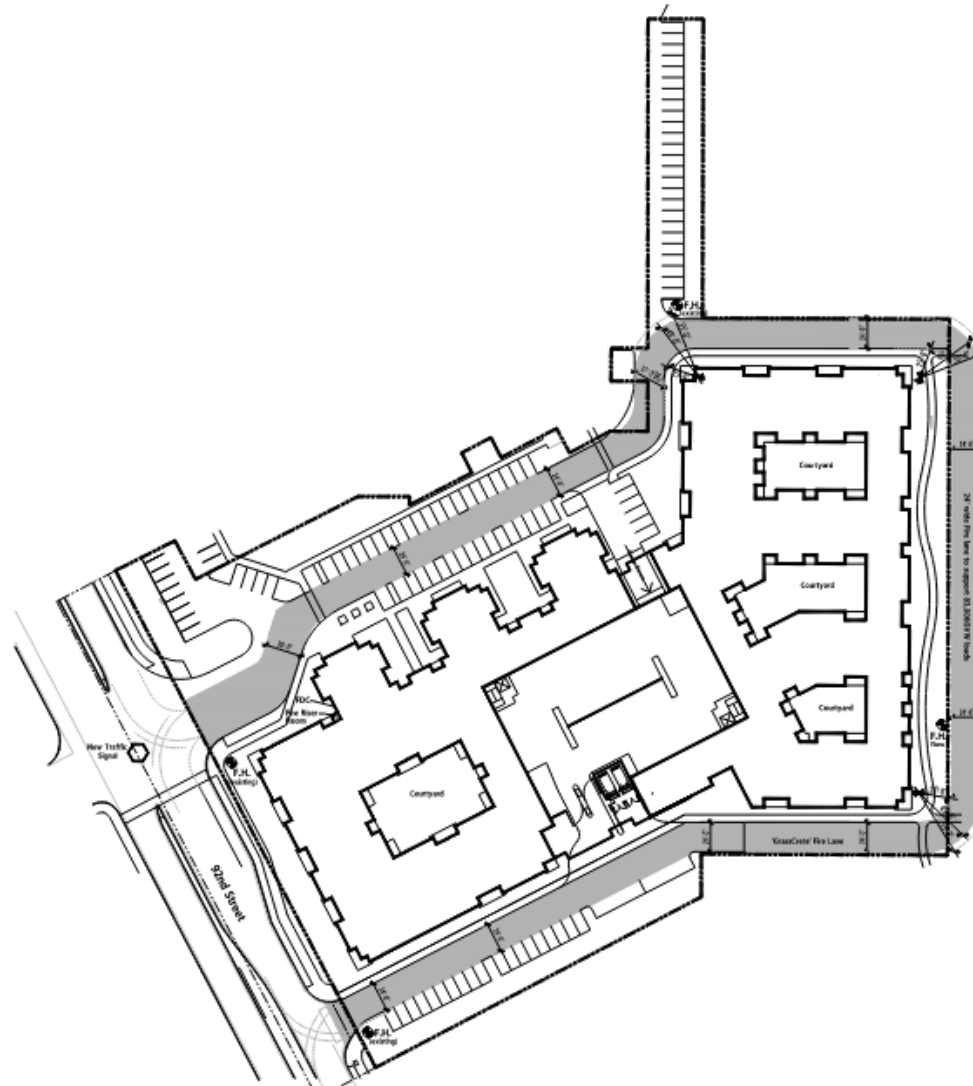


20157- 6-19-24



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Fire Access Site Plan

Dedicated 24' Fire Lane:
(minimum 12'-0" vertical clear)



Fire Truck Turning Radius Diagram:

Fire Hydrant: ●

Note: Access roads shall extend to within 300' of all portions of the building.
All required fire lanes are minimum 24'-0" wide.
This residential community is not gated.
Fire lane surface will support 83,000GVW.
Cross access easement agreement required prior to approval.
Key switch/pre-emption sensor required for commercial/multi-family/gated communities.



20157- 6-19-24



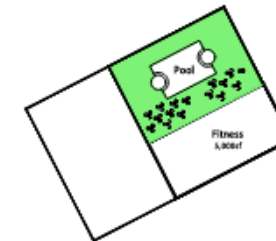
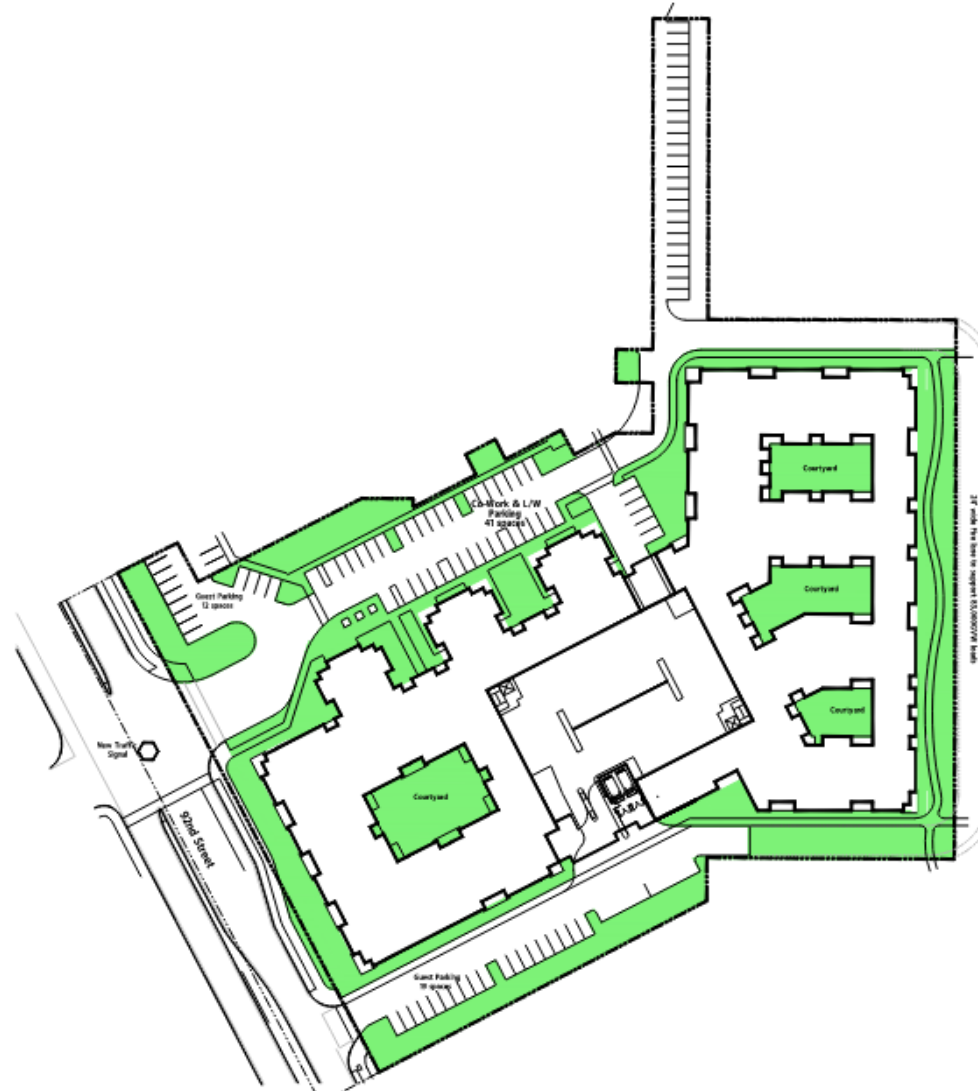
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Open Space Worksheet

Site Area:	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
Common Open Space Required:	28,915sf (10.0% gross site)
Common Open Space Provided:	83,200sf (28.77%) (includes pool decks)
Private Outdoor Required:	14,457sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf

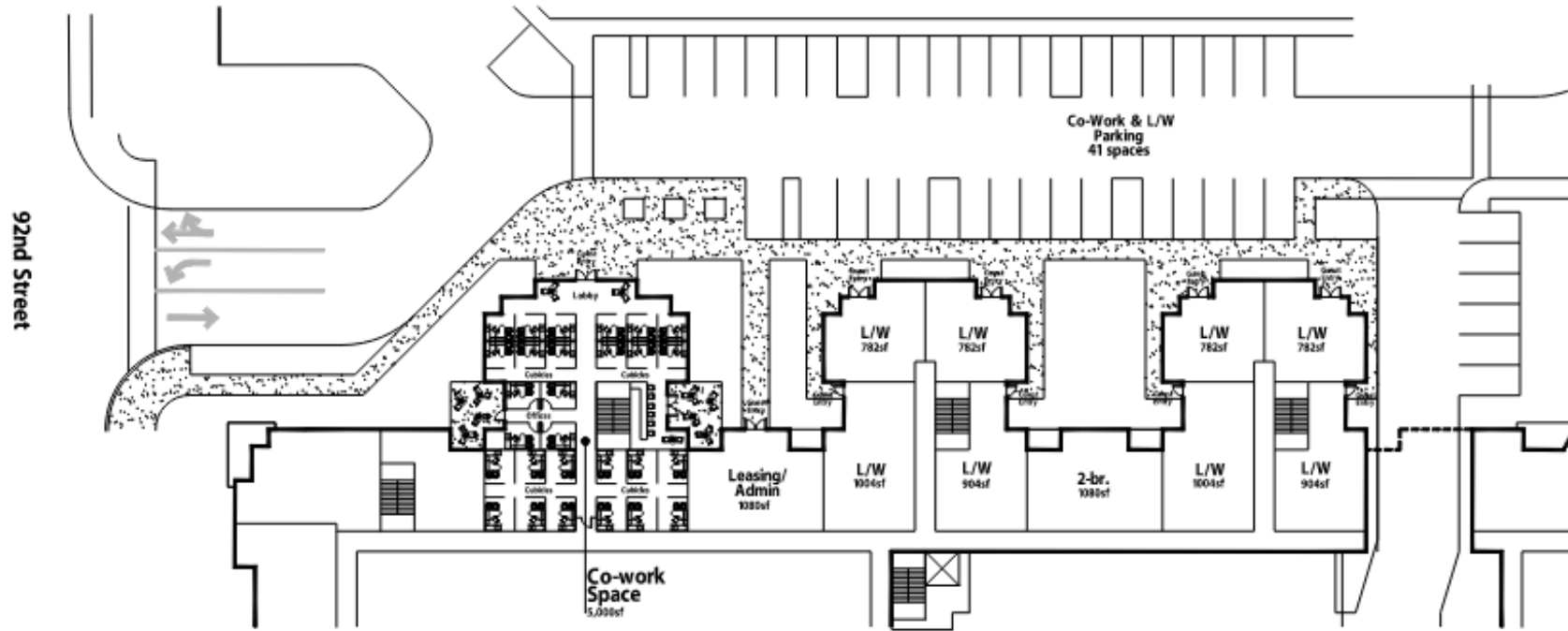


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Co-working / Live-work Plan



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Project Data

- Existing Use: Office/Commercial uses, and a vacant lot
- Proposed Use: Mixed-use Development Project
- Parcel Size: 289,152 square feet /6.64 acres (gross)
264,725 square feet /6.08 acres (net)
- Residential Building Area: 228,025 gross square feet
- Commercial Building Area: 13,140 gross square feet
- Total Building Area: 241,165 gross square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.05 (commercial floor area only)
- Building Height Allowed: 48 feet (excluding rooftop appurtenances)
- Building Height Proposed: 48 feet (excluding rooftop appurtenances)
- Parking Required: 414 spaces
- Parking Provided: 454 spaces
- Open Space Required: 28,915 square feet (10%)
- Open Space Provided: 83,200 square feet (28.77%)
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: ~~255~~ **235** units
- Density Allowed: Per Development Plan
- Density Proposed: ~~38.4~~ **35.39** dwelling units per acre (PUD area)

Other Boards and Commissions

- Heard by the Development Review Board on 6/20/2024, recommendation of approval on the Development Plan with a vote of 3-1.
- Heard by the Planning Commission on 7/10/2024, recommendation of approval with a vote of 4-2.
- Heard by the City Council on 11/12/2024, continued per the applicant's request with a vote of 6-1.

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